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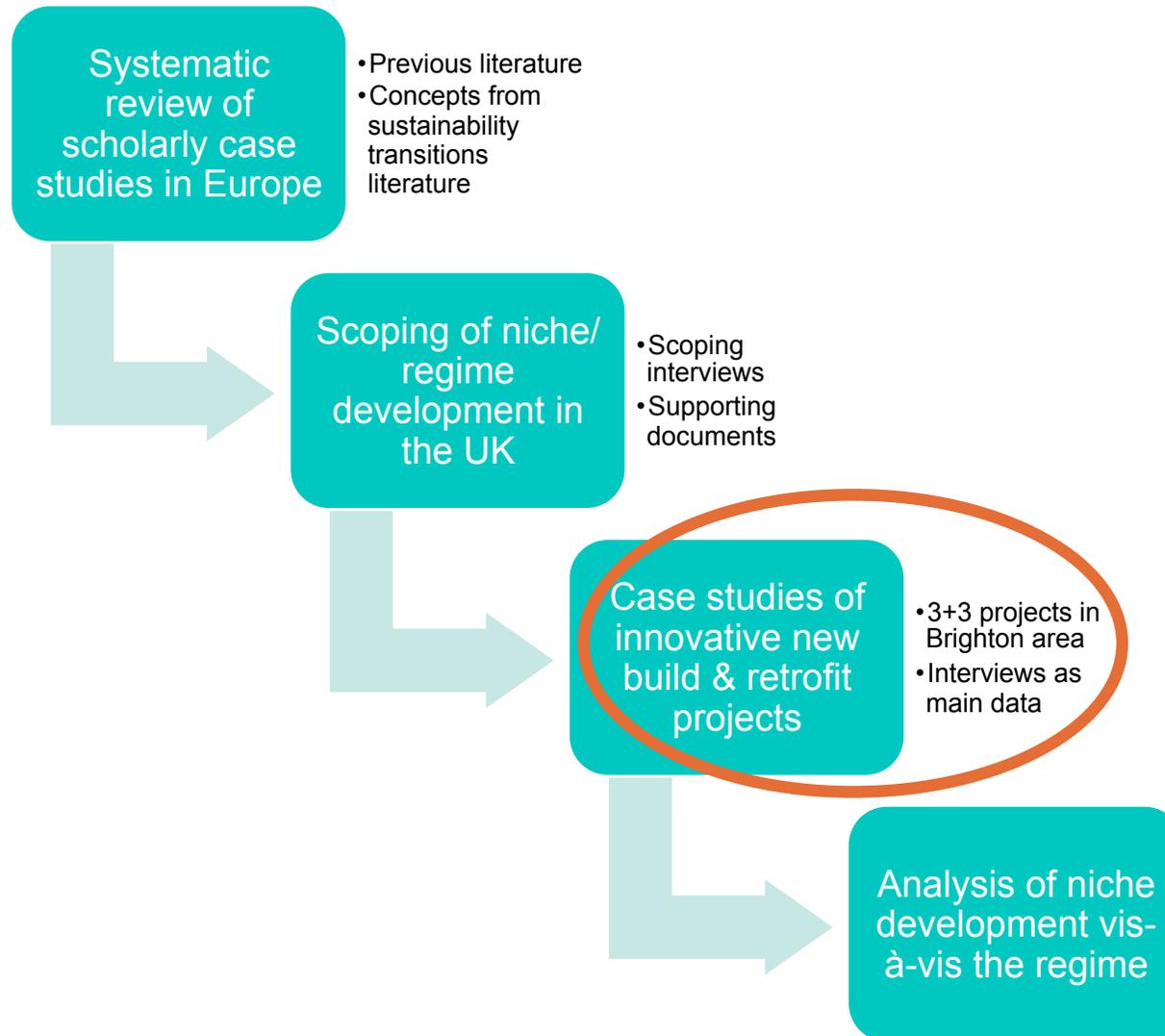
Intermediation in a low energy building project: A case of One Brighton housing development

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Low energy housing innovation and the role of intermediaries – project (2015-2017)



Introduction

- Developments towards passive house standards, zero carbon buildings and whole house energy retrofits provide a vibrant space for experimentation
- Key question is how we can replicate these experiments in other localities and into commercial applications?
- Explored here through one case: One Brighton

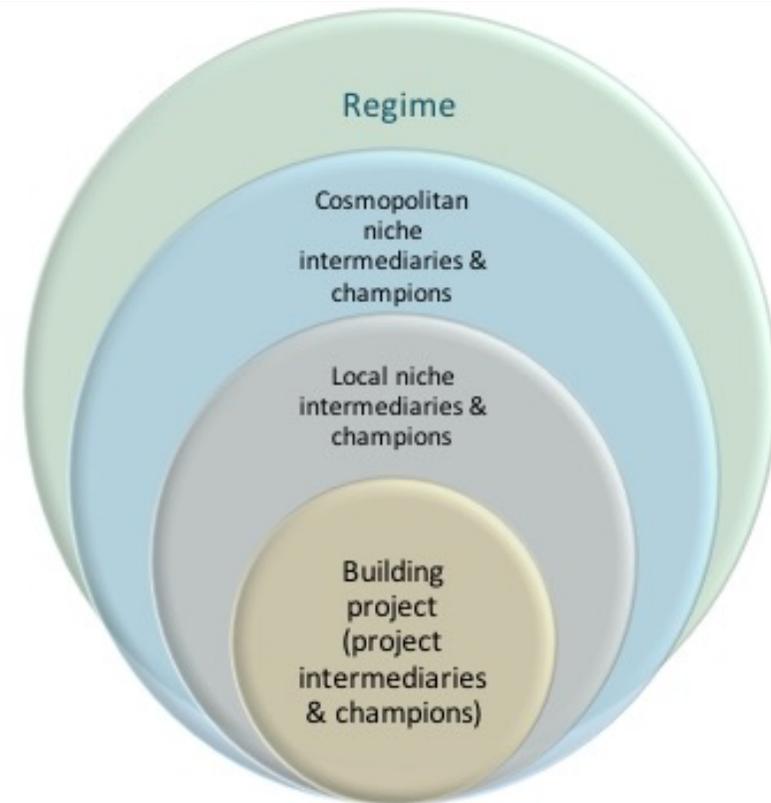


Focus on intermediaries in building projects

Innovation intermediary “acts as an agent or broker in any aspect of the innovation process between two or more parties.

Such intermediary activities include:

- helping to provide information about potential collaborators;
- brokering a transaction between two or more parties;
- acting as a mediator, or go-between, bodies or organizations that are already collaborating;
- and helping find advice, funding and support for the innovation outcomes of such collaborations” (Howells, 2006)



Source: Martiskainen & Kivimaa, 2017

Potential low energy intermediaries

Level of building projects / local niche

- Local authority departments or individuals (energy manager, planners)
- Independent community energy initiatives
- Independent foundations
- Social housing providers
- Architects

In between niche and regime

- Local authority departments or individuals
- Independent foundations
- Social housing providers
- Energy service companies

Regime level

- Organisations affiliated with the government (e.g. the Energy Saving Trust, Innovate UK) or independent (inter-)national organisations/platforms (e.g. National Energy Action, Association for the Conservation of energy)

Brighton as context

- Green milieu
- Supportive local authority
- Network of like-minded people
- Eco Open Houses

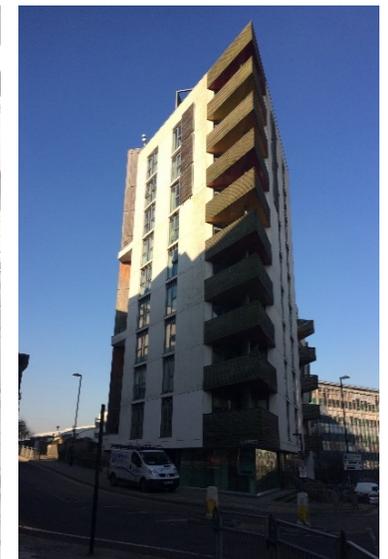


Greetings from Brighton!



New build: One Brighton

- Development by Bioregional, Crest Nicholson and Quantain
- Built in central Brighton 2007-2010
- 172 flats, of which 54 affordable homes
- Based on learning from BedZED
- 'One Planet Living' principles



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One Brighton history

The beginning: community drive towards creating a sustainable development (1995-2003)

- 1998: New master plan for New England Quarter
- 1999: Bioregional invited to propose green alternatives
- 2003: New master plan approved

Planning: Creating a team and engaging with key stakeholders (2005-2007)

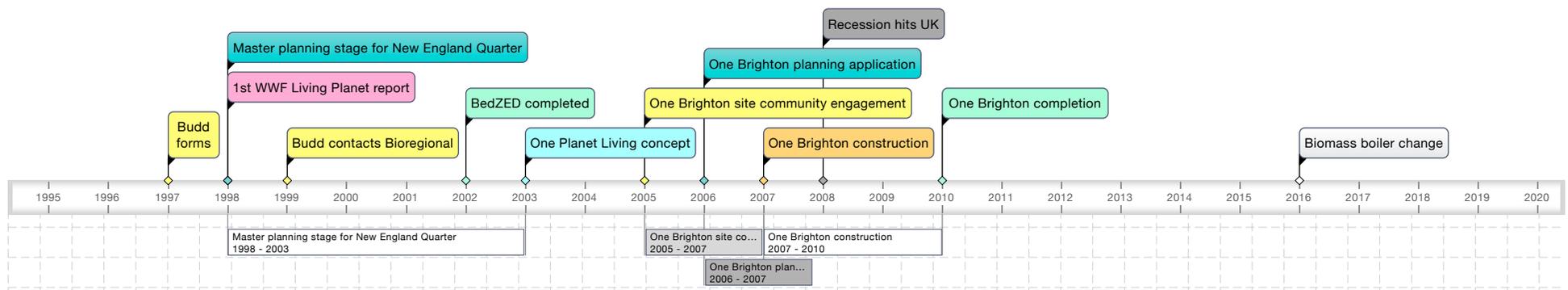
- 2005: Bioregional and Crest Nicholson come on board
- 2005: Two-year community engagement begins
- 2006: Applying for planning permission

Construction (2007-2010)

Sustainable energy from renewables and high energy efficiency

Post-construction: The experience of low carbon living

- Post-occupancy evaluation
- 2016: New biomass boiler installed



Project phase	Actor/ organisation	Intermediating
Beginning (1995-2003)	Brighton Urban Development and Design (BUDD)	<p>Intermediating between traditional and sustainable planning; city council and local community</p> <p>E.g. Challenging the master plan of the City Council and ensuring local community views taken on board</p>
Planning (2005-2007)	Sustainability consultant	<p>Connecting actors (city council, area developer, Ethical Property building management company & Bioregional)</p> <p>Intermediating between planning process and local community</p> <p>E.g. Bringing in Bioregional as a developer</p>
	Bioregional, developer	<p>Securing funding and key partners (Crest Nicholson)</p> <p>Connecting One Planet Living vision to planning</p> <p>Transferring learning from BedZed</p> <p>E.g. Adapting practical learning from BedZED on technology and lifestyle approach</p>

Project phase	Actor/ organisation	Intermediating
Construction (2007-2010)	Bioregional & Sustainability Integrator	<p>Intermediating between construction partners, local community, and city council</p> <p>SI intermediating between Bioregional sustainability vision and construction partners</p> <p>E.g. Over 1,300 staff in design, development and construction went through 'induction to change'</p>
	Sustainability consultant	<p>Mediating between project and construction industry and Department of Energy and Climate Change</p> <ul style="list-style-type: none"> • E.g. Helping to establish One Planet café and promoting that to industry
Post-construction	Bioregional, developer	<p>Aggregating and transferring project learning</p> <ul style="list-style-type: none"> • E.g. Showcasing One Brighton through visits, events and research
Embedding / upscaling	Brighton & Hove City Council, local authority	Showcasing Brighton as a sustainable construction hub

Conclusions

- Replication of systemic innovation (experiment) in low energy buildings need to be adapted to:
 - Local context specific factors
 - Changing market and policy conditions
 - Group of actors involved in the process
- One actor (Bioregional) can have multiple roles – but a rare quality
 - Niche intermediary – broader change agenda, transferring concepts and learning between experiments and practices, networking
 - Project intermediary – partnership creation, sourcing & securing finance, liaising with council and community, creating a sustainability vision for the project
- An ecology of intermediaries important – sustainability consultant, Bioregional, sustainability integrator, local community group, city council planners
 - Bioregional & Crest Nicholson addressed broader market challenges
 - While locally placed intermediaries adapted the project to the local context, created a supportive local network of actors, and implemented the project